

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** July 13, 2006

**TO:** Loudoun County Planning Commission

**FROM:** Susan Berry-Hill, AICP  
Lou Mosurak, AICP

**SUBJECT:** **July 17, 2006 Planning Commission Worksession:  
CPAM 2006-0002 & ZMAP 2005-0011—Crosstrail**

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The Planning Commission last considered these applications at a worksession on July 6, 2006 and voted 7-0-2 (Volpe, Whitmore—absent) to forward the items to a second worksession on July 17, 2006. A number of items were requested by the Planning Commission at the July 6 meeting, namely:

- Letter from the Planning Commission to the Town to request responses on questions relating to the airport, utilities, annexation
- Airport Operations Map Showing “Racetrack Pattern” around Leesburg Executive Airport
- Letter to the LCSA to request a study of service provision to Leesburg JLMA and the timeframe for provision

*Town Letter and Response* – A letter dated July 10, 2006 (*Attachment 1*) was sent to the Town requesting information on:

- The Town’s position on the acquisition of additional land area for expansion of the airport
- The Town’s intent toward annexing properties in the JLMA
- The Town’s timeframe for delivery of utilities to properties in the JLMA, including the Crosstrail property

The Town has responded through a letter dated July 11, 2006 (*Attachment 2*). The letter fully answers the Planning Commission’s questions. Staff notes key excerpts from the Town’s responses as follows. The letter states that the Town Council supports the expansion of the airport as depicted in the Draft Final Airport Layout Plan, September, 2005, and June, 2006 (see page 3). Regarding annexation, the letter states that “*The Town is interested in the potential of annexation AFTER long sought joint planning efforts provide direction, BEFORE approval of Crosstrail*” (see page 4). With respect to the timing of utility provision, the Town has stated that “*...the Town will have sewer capacity available for the area comprising the JLMA in early 2008, and water capacity will be available by the end of 2007*” (see page 4). The design of the utility conveyance system is expected to take 12-18 months with construction anticipated to last 12 -18 months (see page 5).

*Airport Operations Map* – The Planning Commission was shown a map (prepared by staff) at the July 6 worksession depicting aircraft operations west of the Leesburg Executive Airport runway.

Based on a request by the Planning Commission, staff will present a new map at the July 17 worksession depicting airport operations within an approximately one-mile radius both east and west of the runway.

LCSA Letter – A letter was sent to the LCSA requesting that a study be initiated to assess how and when utility service can be provided to the Leesburg JLMA by the LCSA (*Attachment 3*). To follow up the letter, staff spoke with Dale Hammes, General Manager of LCSA, who said they will start the feasibility study and will have the study complete in approximately 1 month.

Revised Proffers and Plats – With respect to the rezoning application, the Applicant has submitted revised proffers and plats (*Attachments 4 and 5*). Given the timeframe in which these materials were received, neither Planning staff nor the Office of the County Attorney has had an opportunity to review this new information.

## **SUMMARY**

Staff seeks further direction as to how the Planning Commission intends to proceed with these applications. Staff anticipates that further discussion on previously identified outstanding issues will take place at the July 17 worksession.

## **ATTACHMENTS**

1. Letter from Planning Commission to Town (July 10, 2006)
2. Town Response Letter (July 11, 2006) and Attachments
3. Letter from Planning Commission to LCSA (July 13, 2006)
4. Revised Proffer Statement (Revised July 12, 2006)
5. Revised Rezoning Plan Set/Plat (Revised July 10, 2006)

NOTE: Attachments are not available electronically, but may be viewed at the Planning Department front counter or in the Building and Development file room.